

Residential Districts

Chapter 1109

Section 1109-1**Purpose**

- A. **"R-R," Rural Residential District.** This District is primarily intended to accommodate single family homes on relatively large lots in areas of the City that have retained rural qualities of openness, where farming continues and public utilities and other elements of suburban infrastructure are generally unavailable. Permitted residential densities are very low due to the character of the district, the lack of infrastructure and the desire to protect agricultural activities and the overall rural character. Certain other uses that are compatible with the rural atmosphere and/or require large tracts of land are also permitted.
- B. **"R-1," Low Density Residential District.** Creating and sustaining single family neighborhoods is the main purpose of this District. Property within the District is served by or can reasonably be expected to be served by public water and sewer facilities. Allowed densities will vary, depending on the availability of public water and sewer. In addition to single family detached homes, other complementary uses such as parks, schools and places of public worship are also permitted.
- C. **"R-2," Low/Medium Density Residential District.** Providing a single family neighborhood environment at modest densities is the purpose of this District. Lots are located within subdivisions and served by public water and sanitary sewer. Like other residential districts, the R-2 District permits related uses compatible with the residential character.
- D. **"R-3," Moderate Density Residential District.** While still primarily a single family residential district, the R-3 District allows some other forms of residential development to provide a mix of dwelling types and the positioning of the District as a transitional area adjacent to or near higher density residential and non-residential zoning districts. All property within this District must be served by public water and sewer. Densities are moderately high due to smaller lot sizes and the introduction of attached dwellings and retirement communities.
- E. **"R-4," High Density Residential District.** This District is intended to promote a mix of residential units at density levels sufficient to support high quality living environments and a variety of amenities. The R-4 District is well suited to serving as a transition area between residential and non-residential uses and is especially suited to locations along major thoroughfares and near shopping. All property is to be served by public water and sewer.

Section 1109-2**Schedule of Uses**

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this code. Land and/or buildings in the districts indicated at the top of *Table 1109-2* may be used for the purposes denoted by the following abbreviations:

- A. **Permitted Use (P).** Land and/or buildings in this district may be used by right.
- B. **Conditional Use (C).** Land and/or buildings in this district may be used if approval is granted, based on compliance with applicable review standards and specific conditions that may additionally apply, as found in Chapter 1123.
- C. **Specific Conditions.** Indicates requirements or conditions applicable to conditional uses, as listed in Chapter 1123, Conditional Uses.

Table 1109-2 Schedule of Uses: Residential Districts

Use	R-R	R-1	R-2	R-3	R-4	Specific Conditions
Agriculture and Animal-Related Uses						
Farm market	C					
Farms, including raising animals	C					
Greenhouse/nursery (not including retail sales)	C					
Kennels	C					Section 1123-9 A
Riding stables	C					Section 1123-9 B
Public/Quasi-public						
Cemeteries	C	C	C	C	C	
Government offices, buildings & facilities	C	C	C	C	C	
Libraries	C	C	C	C	C	
Places of Public Worship	C	C	C	C	C	
Public & private schools (including elementary, middle and high)	C	C	C	C	C	
Recreation and Leisure						
Art, music and dance studios	C	C	C	C	C	
Community or club swimming pool	C	C	C	C	C	
Golf courses and country clubs	C	C	C	C	C	
Public parks/playgrounds, recreation areas and ball fields	P	P	P	P	P	
Residential						
Bed & breakfast	C	C				Section 1123-13 A
Boarding houses					C	
Continuing care retirement community				C	C	
Dwellings, attached single family				C	P	
Dwellings, detached single family	P	P	P	P	P	
Dwellings, multiple family					P	
Dwellings, two family				C	P	
Dwelling units on the upper floors of buildings with non-residential uses at street level						Section 1123-13 B
Group home	C	C	C	C	C	Section 1123-13 C
Manufactured housing community				C		Section 1123-13 D
Nursing home or convalescent home					C	
Accessory Uses						
Accessory buildings, structures and uses	P	P	P	P	P	
Cafeteria facilities located within a principal use	P	P	P	P	P	
Home occupations	P	P	P	P	P	Section 1121-6 E
Other						
Child day care center				C		
Child day care home, type A	C	C	C	C		
Child day care home, type B	P	P	P	P		
Essential services	P	P	P	P	P	
Mineral extraction	C					Section 1123-17 B
Solar panels	P	P	P	P	P	Section 1121-2 F
Wireless communication facilities	C				C	Section 1123-15 B
Similar uses	P/C	P/C	P/C	P/C	P/C	Section 1121-6 H

Section 1109-3

Spatial Requirements

- A. All lots and buildings shall meet the minimum area and width requirements of Table 1109-3. New lots shall not be created, except in conformance with these requirements.

Table 1109-3. Lot and Width Requirements, Residential Districts

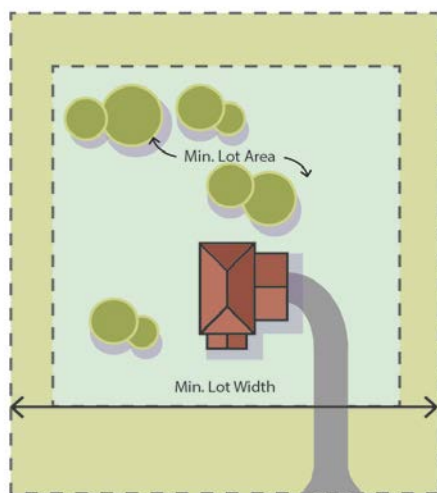
Zoning District	Residential Uses		Non-residential Uses	
	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.) ¹	Minimum Lot Area	Minimum Lot Width (ft.)
R-R, Rural Residential	100,000	150	3 acres	250
R-1, Low Density Residential	13,500 ²	90 ²	3 acres	250
R-2, Low/Medium Density Residential	11,200	80	2 acres	200
R-3, Moderate Density Residential	10,000 ³	70 ³	1 acre	150
R-4, High Density Residential	6,000 ⁴	60 ⁴	1 acre	150

¹ The minimum required width for corner lots shall be increased by ten feet, except in the R-R District and those lots in the R-1 District not served by public water and sanitary sewer.

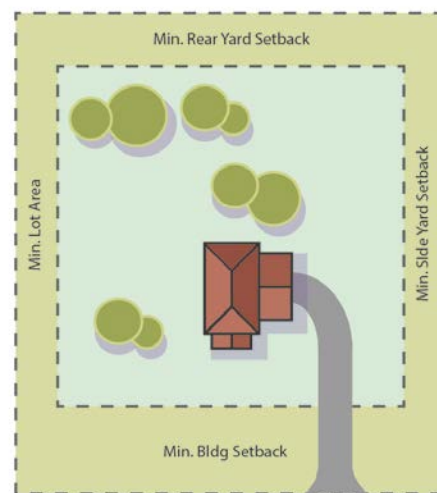
² For lots not served by public water and sanitary sewer, minimum area and width shall be 30,000 square feet and 150 feet wide.

³ Minimum requirements for two-family dwellings shall be 6,000 square feet per unit and a minimum lot width of 90 feet. Attached single family dwellings (townhouses) may be developed to a density of 10 units per acre and shall have a minimum site size and width of one acre and 200 feet.

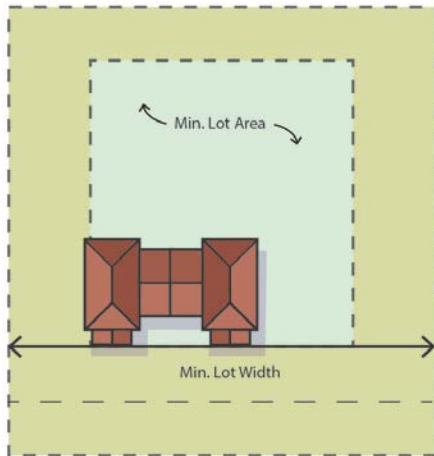
⁴ Minimum requirements for two-family dwellings shall be 4,500 square feet per unit and a minimum lot width of 80 feet. Attached single family dwellings (townhouses) may be developed to a density of 12 units per acre. Multi-family dwellings may be developed to a density of 14 units per acre; provided, any site for attached single family or multi-family development shall be a minimum of one acre in area and 200 feet in width.



RR - Residential Uses



RR - Residential Uses



RR - Non Residential Uses



RR - Non Residential Uses

- B. All residential structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 1109-3a. The requirements for non-residential structures are contained in Table 1109-3b.

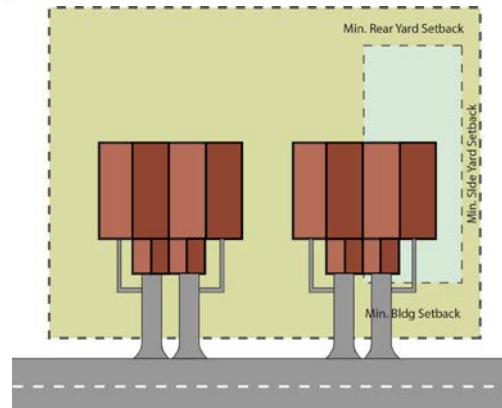
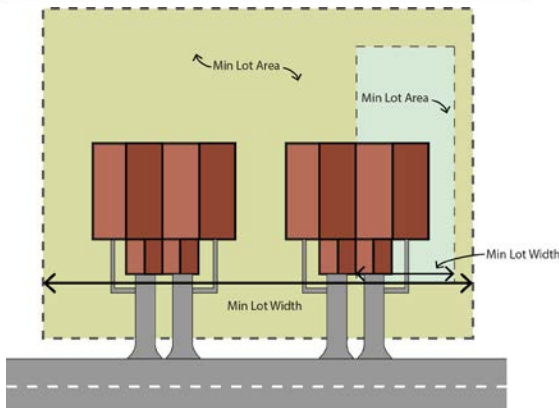
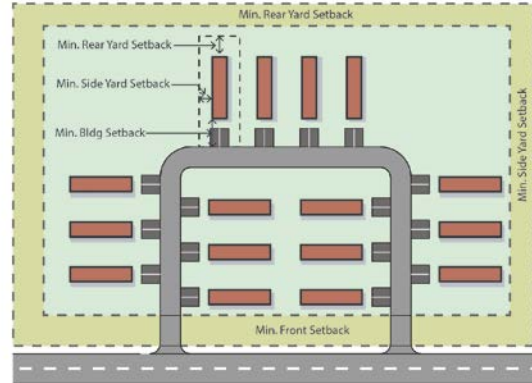
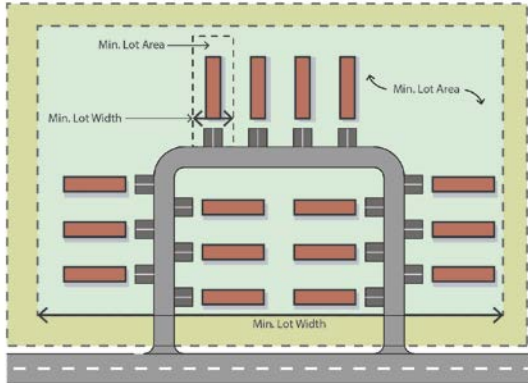


Table 1109-3a. Dimensional Requirements, Residential Uses

Zoning District	Maximum Building Height (ft.) ¹	Minimum Yard Setbacks (ft.) ²					Lot Coverage (%)	Min. Floor Area (1 story/2 story) ³
		Front ⁴		Side		Rear		
		Park'g ⁵	Bldg.	Total	Least			
R-R	35	--	40	35	15	40	25	1,800/2,000
R-1	35	--	35	30	12	40	30	1600/2,000
R-2	35	--	25 ⁶	20	10	35	30	1,300/1,600
R-3	35	20	30	20	10	30	35	1,200/1,500
R-4	35	20	30	16	8	30	35	1,200/1,500

Table 1109-3b. Dimensional Requirements, Non-Residential Uses

Zoning District	Maximum Building Height (ft./stories) ¹	Minimum Yard Setbacks (ft.)				Lot Coverage (%)
		Front		Side	Rear	
		Park'g	Bldg.			
R-R	40	40	60	50	40	25
R-1	35	30	60	50	40	30
R-2	40	30	50	40	35	30
R-3	45	20	40	30	30	30
R-4	70	20	40	30	30	30

¹ Institutional and multiple family buildings may exceed the height limits of the district; provided, the required front, side and rear yards shall be increased by two feet for each foot of additional building height above the maximum permitted in this table. In any case, no building shall exceed a height of 70 feet.

² Average established setback shall apply, where applicable, in accordance with Section 1121-3B.

³ Minimum floor area requirements are for single family detached dwellings. For two-family, attached single family and multi-family, the minimum required floor area shall be determined by the number of bedrooms, as follows: efficiency unit – 600, 1 bedroom – 750, 2 bedroom – 900. An additional 100 square feet shall be provided for each bedroom over two.

⁴ All buildings, including accessory buildings, shall be set back a minimum of 60 feet from any existing or proposed right-of-way line along a federal, state or major highway or street designated as such on the city's Thoroughfare Plan. Where no public right-of-way has been officially established, the minimum setback shall be at least 50 feet from the road centerline.

⁵ Applies to attached single family and multi-family dwellings.

⁶ Applies to dwelling but garages, including attached garages, shall be set back at least 35 feet.

Section 1109-4 Site Development Regulations

In addition to the requirements of this Chapter, all development in the Residential Districts shall meet the applicable requirements as listed elsewhere in this Code:

- A. Special Purpose District Requirements, see Chapter 1115
- B. General Provisions, see Chapter 1121
- C. Conditional Use Requirements, see Chapter 1123
- D. Landscaping and Lighting Requirements, see Chapter 1125
- E. Off-Street Parking and Loading, see Chapter 1127
- F. Signs, see Chapter 1129
- G. Site Plan Review Requirements, see Chapter 1131